

*Storey Creek Community
Development District*

Agenda

November 2, 2020

AGENDA

Storey Creek

Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

October 26, 2020

Board of Supervisors
Storey Creek
Community Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Storey Creek Community Development District will be held **Monday, November 2, 2020 at 12:30 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the October 5, 2020 Board of Supervisors Meeting and Acceptance of the Minutes of the October 5, 2020 Audit Committee Meeting
4. Consideration of Agreement with Berger, Toombs, Elam, Gaines & Frank to Provide Auditing Services for Fiscal Years 2019 & 2020
5. Consideration of Resolution 2021-01 Amending the Fiscal Year 2020 Budget
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #15 & #16
7. Other Business
8. Supervisor's Requests
9. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of the minutes of the October 5, 2020 Board of Supervisors meeting and acceptance of the minutes of the October 5, 2020 Audit Committee meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of agreement with Berger, Toombs, Elam, Gaines and Frank to provide auditing services for the Fiscal Years 2019 & 2020. A copy of the agreement is enclosed for your review.

The fifth order of business is the consideration of Resolution 2021-01 amending the Fiscal Year 2020 budget. A copy of the Resolution and amended budget are enclosed for your review.

The sixth order of business is Staff Reports. Sub-Section 1 of the District Manager's Report includes the balance sheet and income statement for your review and Sub-Section 2 is the ratification of Funding Requests #15 & #16. Both funding requests and supporting invoices are enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,



George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Steve Boyd, District Engineer

Enclosures

MINUTES

MINUTES OF MEETING
STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Storey Creek Community Development District was held Monday, October 5, 2020 at 12:30 p.m. via Zoom Teleconference.

Present and constituting a quorum were:

Adam Morgan	Chairman
Lane Register	Vice Chairman
Ashley Baksh	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Steve Boyd	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, called the roll, and a quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the September 14,
2020 Meeting**

Mr. Flint: Does the Board have any comments or corrections to the minutes?

Mr. Morgan: The only comment is that we nominated Al Kaufman to be one the Board. Has he been notified?

Mr. Flint: Yes, we haven't received his Oath back but he has been notified.

Mr. Morgan: I will follow up with him. Other than that, I have no other questions and I make a motion to accept the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the September 14, 2020 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Acceptance of Audit Committee Recommendation and Selection of #1 Ranked Firm to Provide Auditing Services

Mr. Flint: Just before the Board meeting the Board sat as the Audit Committee and you ranked Berger Tombs as #1 auditor. Is there a motion to accept the Audit Committee’s rankings?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Audit Committee Recommendation and Selection of Berger, Toombs, Elam, Gaines & Frank as the #1 Ranked Firm to Provide Auditing Services, was approved

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Trucco: Nothing to update today, we are in good shape.

B. Engineer

Mr. Boyd: I have nothing further to report.

B. District Manager’s Report

i. Ratification of Funding Requests #14

Mr. Flint: You have ratification of Funding Request #14 in your agenda for \$6,379.35. This has been submitted to the developer under the funding agreement arrangement. We are asking the board to ratify that. Are there any questions on the funding request?

Mr. Register: No questions, it looks good.

On MOTION by Mr. Register, seconded by Mr. Morgan, with all in favor, Funding Request #14, was ratified.

SIXTH ORDER OF BUSINESS

Supervisor’s Requests

Mr. Flint: Were there any other items that the Board would like to discuss that was not on the agenda? Hearing none, next item followed.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Baksh, seconded by Mr. Register, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Audit Committee Meeting of the Storey Creek Community Development District was held on Monday, October 5, 2020 at 12:30 p.m. via Zoom Teleconference.

Present and constituting a quorum were:

Adam Morgan	Chairman
Lane Register	
Ashley Baksh	
George Flint	
Kristen Trucco	
Steve Boyd	
Alan Scheerer	

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order, called the roll, and a quorum was present.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public here to provide comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the September 14, 2020 Meeting

Mr. Flint: Does the Board have any comments or corrections to the minutes?

Mr. Morgan: They look good, I'll make a motion to accept them.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the September 14th, 2020 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Tally of Audit Committee Member Ranking and Selection of Auditor

Mr. Flint: At the last Audit Committee meeting you approved the form of the RFP and the notice and the selection criteria. We advertised that and we received three responses from Berger Tombs, Grau & Associates, and McDirmit Davis. The ranking sheets in your agenda reflect the

five criteria that you have approved. They are equally weighted at 20 points each. You also see we have inserted in the price column the 6 years of pricing. There is a partial year for FY19 that we are asking they include as part of the FY20 audit. Berger Tombs are not charging anything additional for the partial FY19 year. You can see there at \$3,500, \$3,500, \$3,500, \$3,610 and then \$3,610. Grau is charging \$2,800 for the partial FY19 and then they start at \$4,300 and go up to \$4,700. Then McDirmit Davis combined for FY19/FY20 is \$5,500. Then they start at \$4,000 going up to \$4,100. We do need at least a consensus ranking from the Audit Committee for purposes of the record and recommendation to the Board. Does the Audit Committee have a proposed ranking?

Mr. Morgan: George, if we do like we have done in other situations for selection of vendors, if we rank all the other categories as even among all of the proposed vendors and then we rank by pricing differently between the vendors then that would weed out the best deal for the CDD? It looks like that would be Berger if we ranked everything accordingly and evenly and then differently according to price.

Mr. Flint: Yes, it looks like Berger is the lowest, McDirmit is the second lowest, and then Grau is the highest.

Mr. Morgan: Right off the top Berger saves \$2,800 by not billing for FY19.

Mr. Flint: Yes, if you did that it would result in Berger with 100, McDirmit with 99, and Grau 98.

Mr. Morgan: If all the other Board members agree, I would propose that we go in that direction.

Mr. Register: I agree with that. It is my understanding from staff that they are pretty equivalent across all other categories, so I would concur with that approach.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Audit Committee Member Ranking and Selection of Berger, Toombs, Elam, Gaines & Frank as #1 Ranked Auditor, was approved

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn the audit committee?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the was meeting adjourned.

SECTION IV



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

October 16, 2020

Storey Creek Community Development District
Governmental Management Services, LLC
219 Livingston Street
Orlando, FL 32801

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of Storey Creek Community Development District (the "District"), which comprise governmental activities and each major fund for the General Fund as of and for the year ended September 30, 2019, 2020, 2021, 2022, 2023, and 2024 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the years ending September 30, 2019 and 2020, with four (4) annual renewals for the years ending September 30, 2021, 2022, 2023, and 2024 if mutually agreed upon by both parties.

Our audit will be conducted with the objective of our expressing an opinion on the financial statements.

The Responsibilities of the Auditor

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America and "Government Auditing Standards" issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies practice Section

Member FICPA



Storey Creek Community Development District
October 16, 2020
Page 2

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with generally accepted auditing standards. Also, an audit is not designed to detect errors or fraud that are immaterial to the financial statements.

In making our risk assessments, we consider internal control relevant to Storey Creek Community Development District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate to the Board any fraud involving senior management and fraud that causes a material misstatement of the financial statements that becomes known to us during the audit, and any instances of noncompliance with laws and regulations that we become aware of during the audit.

The funds that you have told us are maintained by Storey Creek Community Development District and that are to be included as part of our audit are listed below:

1. General Fund
2. Debt Service Fund
3. Capital Projects Fund



Storey Creek Community Development District
October 16, 2020
Page 3

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not evaluate subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
4. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation and other matters;
 - b. Additional information that we may request from management for the purpose of the audit; and
 - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this letter; and;
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.



Storey Creek Community Development District
October 16, 2020
Page 4

Management is responsible for identifying and ensuring that Storey Creek Community Development District complies with the laws and regulations applicable to its activities, and for informing us about all known material violations of such laws or regulations. In addition, management is responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the entity involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements. Management is also responsible for informing us of its knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, analysts, regulators, or others. Management is also responsible for providing planned corrective actions on auditors' recommendations included in the audit report, if any.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Records and Assistance

If circumstances arise relating to the condition of the Storey Creek Community Development District's records, the availability of appropriate audit evidence, or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including declining to express an opinion, issuing a report, or withdrawing from the engagement.

During the course of our engagement, we may accumulate records containing data that should be reflected in the Storey Creek Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Patti Powers. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report. The audit should be completed and filed with the Auditor General within nine (9) months after the end of the fiscal year. If the information is timely provided, the District shall receive a draft by May 15, 2021, and if the draft is timely reviewed by management, the District shall receive the final audit by June 15, 2021.

Other Relevant Information

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.



Storey Creek Community Development District
October 16, 2020
Page 5

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.

Fees, Costs and Access to Workpapers

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the years ending September 30, 2019 and 2020 will not exceed \$3,500 each year, unless the scope of the engagement is changed, the assistance which Storey Creek Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment. If mutually agreed upon by both parties, the fee for the years ended September 30, 2021 and 2022 will not exceed \$3,500 each year, and for the years ended September 30, 2023 and 2024 will not exceed \$3,610 each year.

In the event we are requested or authorized by Storey Creek Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for Storey Creek Community Development District, Storey Creek Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information, except as provided in the public records addendum attached hereto. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency. Additionally, see attached addendum regarding public records.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.

Storey Creek Community Development District

October 16, 2020

Page 6

Information Security – Miscellaneous Terms

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Storey Creek Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. Storey Creek Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Storey Creek Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Reporting

We will issue a written report upon completion of our audit of Storey Creek Community Development District's financial statements. Our report will be addressed to the Board of Storey Creek Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In addition to our report on Storey Creek Community Development District's financial statements, we will also issue the following types of reports:

- Reports on internal control and compliance with laws, regulations, and the provisions of contracts or grant agreements. We will report on any internal control findings and/or noncompliance which could have a material effect on the financial statements;
- Management letter required by the Auditor General, State of Florida; and
- Attestation reports required by the Auditor General, State of Florida.

This letter and any addendums hereto constitute the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and Storey Creek Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants P.C.

Storey Creek Community Development District

October 16, 2020

Page 7

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam
Gaines + Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK
J. W. Gaines, CPA

Confirmed on behalf of the addressee:



Judson B. Baggett
MBA, CPA, CVA, Partner
Marci Reutimann
CPA, Partner

6815 Dairy Road
Zephyrhills, FL 33542
(813) 788-2155
(813) 782-8606

Report on the Firm's System of Quality Control

To the Partners
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

October 30, 2019

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

Baggett, Reutimann & Associates, CPAs, PA
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA

Signed Electronicly by Judson B. Baggett, CPA, CVA, Partner and Marci Reutimann, CPA, Partner

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND STOREY CREEK COMMUNITY
DEVELOPMENT DISTRICT
(DATED OCTOBER 16, 2020)**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GMS-CF, LLC
219 E LIVINGSTON STREET
ORLANDO, FL 32801
TELEPHONE: 407-841-5524
EMAIL: GFLINT@GMSCF.COM**

Auditor: J.W. Gaines

District: Storey Creek CDD

By: 

By: _____

Title: Director

Title: _____

Date: October 16, 2020

Date: _____

SECTION V

RESOLUTION 2021-01

**A RESOLUTION AMENDING THE STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT GENERAL
FUND AND DEBT SERVICE FUND BUDGETS FOR
FISCAL YEAR 2020**

WHEREAS, the Board of Supervisors of the Storey Creek Community Development District adopted General Fund and Debt Service Fund Budgets for Fiscal Year 2020; and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year; and

WHEREAS, the Board has sixty (60) days after the Fiscal Year has ended to approve additional budget amendments.

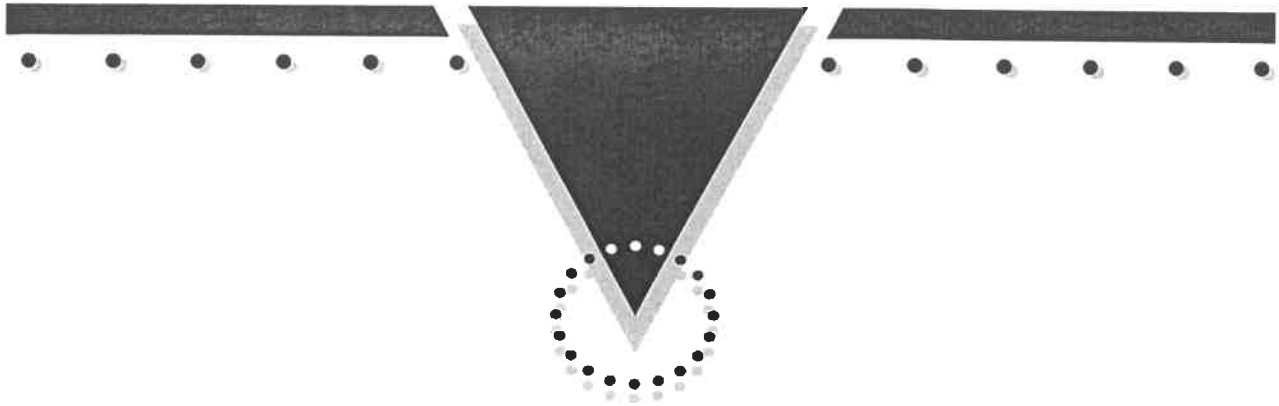
**NOW, THEREFORE BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT THE
FOLLOWING;**

1. The General Fund and Debt Service Fund Budgets for Fiscal Year 2020 are hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 2nd day of November, 2020 and be reflected in the monthly and Fiscal Year End 9/30/2020 Financial Statements and Audit Report of the District.

Adopted this 2nd day of November, 2020.

Chairman/Vice Chairman

Secretary/ Assistant Secretary



**Storey Creek
Community Development District**

**Amended Budget
FY 2020**



Table of Contents

1 General Fund

2-4 General Fund Narrative

5 Debt Service Fund Series 2019

6 Amortization Schedule Series 2019

Storey Creek

Community Development District

Fiscal Year 2020 General Fund

	Adopted Budget FY2020*	Increase/ (Decrease)	Amended Budget FY2020	Actuals as of 9/30/20
Revenues				
Developer Contributions	\$87,800	\$31,100	\$118,900	\$112,153
Total Revenues	\$87,800	\$31,100	\$118,900	\$112,153
Expenditures				
<i>Administrative</i>				
Supervisor Fees	\$0	\$400	\$400	\$400
FICA Expense	\$0	\$31	\$31	\$31
Engineering*	\$12,000	(\$9,700)	\$2,300	\$2,294
Attorney*	\$25,000	(\$13,200)	\$11,800	\$11,784
Dissemination	\$0	\$2,625	\$2,625	\$2,625
Management Fees*	\$35,000	\$0	\$35,000	\$35,000
Information Technology*	\$1,200	\$0	\$1,200	\$1,200
Telephone*	\$300	(\$275)	\$25	\$7
Postage*	\$1,000	(\$856)	\$144	\$116
Insurance*	\$5,500	(\$500)	\$5,000	\$5,000
Printing & Binding*	\$1,000	(\$500)	\$500	\$377
Legal Advertising	\$5,000	\$0	\$5,000	\$4,742
Other Current Charges*	\$1,000	(\$750)	\$250	\$198
Office Supplies*	\$625	(\$575)	\$50	\$29
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$175
<i>Field</i>				
Electric	\$0	\$550	\$550	\$525
Streetlights	\$0	\$26,750	\$26,750	\$26,716
Water & Sewer	\$0	\$2,800	\$2,800	\$2,744
Landscape Maintenance	\$0	\$10,000	\$10,000	\$9,956
Lake Maintenance	\$0	\$4,000	\$4,000	\$3,935
Irrigation Repairs	\$0	\$300	\$300	\$285
Repairs & Maintenance	\$0	\$10,000	\$10,000	\$4,030
Total Expenditures	\$87,800	\$31,100	\$118,900	\$112,168
Excess Revenues/(Expenditures)	\$0	\$0	\$0	(\$15)

*FY19 Prorated amount represents 3 months of fiscal year.

Storey Creek
Community Development District
GENERAL FUND BUDGET

REVENUES:

Developer Contributions

The District will enter into a Funding Agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. No expense for this line item is anticipated at this time.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services.

Storey Creek
Community Development District
GENERAL FUND BUDGET

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability, public officials liability and property insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Storey Creek
Community Development District**
GENERAL FUND BUDGET

Field:

Electric

Represents cost of electric services for items such as monument, irrigation meters, etc. District currently has one account with Kissimmee Utility Authority.

Streetlights

Represents cost for streetlight services maintained by the District. The District currently has one account with Kissimmee Utility Authority with two or more areas to come online within the next fiscal year.

Water & Sewer

Represents cost for reclaimed services within the District. The District currently has one account with Toho Water Authority.

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District after installation of landscape material has been completed. District currently has a contract with Frank Polly Sod, Inc. for this service.

Lake Maintenance

Represents costs to maintain one large stormwater pond. District currently has a contract with Applied Aquatic Management, Inc. for this service.

Irrigation Repairs

Represents estimated costs for any unforeseen irrigation repairs.

Repairs & Maintenance

Represents general repairs and maintenance costs that are not budgeted under any other budgeted line item.

Storey Creek

Community Development District

Fiscal Year 2020 Debt Service Series 2019

	Adopted Budget FY2020	Increase/ (Decrease)	Amended Budget FY2020	Actuals as of 9/30/20
Revenues				
Assessments - Direct Billed	\$0	\$488,896	\$488,896	\$163,990 *
Bond Proceeds	\$0	\$ 245,666	\$ 245,666	\$ 245,666
Interest	\$0	\$ 93	\$ 93	\$ 93
Transfer In	\$0	\$6,471	\$6,471	\$6,471
Total Revenues	\$0	\$741,126	\$741,126	\$416,220
Expenditures				
Interest - 6/15	\$0	\$ 163,990	\$ 163,990	\$ 163,990
Total Expenditures	\$0	\$163,990	\$163,990	\$163,990
Excess Revenues/(Expenditures)	\$0	\$577,136	\$577,136	\$252,230

*Actual does not reflect 11/15/20 direct billed amount

**Storey Creek
Series 2019, Special Assessment Bonds (Area One Project)
(Term Bonds Combined)**

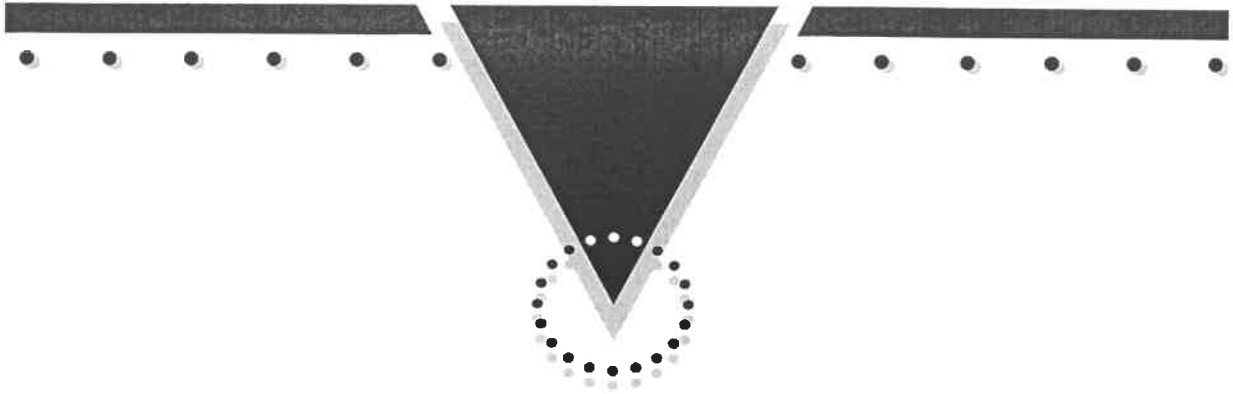
Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/20	\$ 8,445,000	\$ -	\$ 163,990.10	\$ -
12/15/20	\$ 8,445,000	\$ 160,000	\$ 164,906.25	\$ 488,896.35
6/15/21	\$ 8,285,000	\$ -	\$ 162,406.25	\$ -
12/15/21	\$ 8,285,000	\$ 165,000	\$ 162,406.25	\$ 489,812.50
6/15/22	\$ 8,120,000	\$ -	\$ 159,828.13	\$ -
12/15/22	\$ 8,120,000	\$ 170,000	\$ 159,828.13	\$ 489,656.25
6/15/23	\$ 7,950,000	\$ -	\$ 157,171.88	\$ -
12/15/23	\$ 7,950,000	\$ 175,000	\$ 157,171.88	\$ 489,343.75
6/15/24	\$ 7,775,000	\$ -	\$ 154,437.50	\$ -
12/15/24	\$ 7,775,000	\$ 180,000	\$ 154,437.50	\$ 488,875.00
6/15/25	\$ 7,595,000	\$ -	\$ 151,625.00	\$ -
12/15/25	\$ 7,595,000	\$ 185,000	\$ 151,625.00	\$ 488,250.00
6/15/26	\$ 7,410,000	\$ -	\$ 148,734.38	\$ -
12/15/26	\$ 7,410,000	\$ 190,000	\$ 148,734.38	\$ 487,468.75
6/15/27	\$ 7,220,000	\$ -	\$ 145,290.63	\$ -
12/15/27	\$ 7,220,000	\$ 200,000	\$ 145,290.63	\$ 490,581.25
6/15/28	\$ 7,020,000	\$ -	\$ 141,665.63	\$ -
12/15/28	\$ 7,020,000	\$ 205,000	\$ 141,665.63	\$ 488,331.25
6/15/29	\$ 6,815,000	\$ -	\$ 137,950.00	\$ -
12/15/29	\$ 6,815,000	\$ 215,000	\$ 137,950.00	\$ 490,900.00
6/15/30	\$ 6,600,000	\$ -	\$ 134,053.13	\$ -
12/15/30	\$ 6,600,000	\$ 220,000	\$ 134,053.13	\$ 488,106.25
6/15/31	\$ 6,380,000	\$ -	\$ 130,065.63	\$ -
12/15/31	\$ 6,380,000	\$ 230,000	\$ 130,065.63	\$ 490,131.25
6/15/32	\$ 6,150,000	\$ -	\$ 125,465.63	\$ -
12/15/32	\$ 6,150,000	\$ 240,000	\$ 125,465.63	\$ 490,931.25
6/15/33	\$ 5,910,000	\$ -	\$ 120,665.63	\$ -
12/15/33	\$ 5,910,000	\$ 250,000	\$ 120,665.63	\$ 491,331.25
6/15/34	\$ 5,660,000	\$ -	\$ 115,665.63	\$ -
12/15/34	\$ 5,660,000	\$ 260,000	\$ 115,665.63	\$ 491,331.25
6/15/35	\$ 5,400,000	\$ -	\$ 110,465.63	\$ -
12/15/35	\$ 5,400,000	\$ 270,000	\$ 110,465.63	\$ 490,931.25
6/15/36	\$ 5,130,000	\$ -	\$ 105,065.63	\$ -
12/15/36	\$ 5,130,000	\$ 280,000	\$ 105,065.63	\$ 490,131.25
6/15/37	\$ 4,850,000	\$ -	\$ 99,465.63	\$ -
12/15/37	\$ 4,850,000	\$ 290,000	\$ 99,465.63	\$ 488,931.25
6/15/38	\$ 4,560,000	\$ -	\$ 93,665.63	\$ -
12/15/38	\$ 4,560,000	\$ 300,000	\$ 93,665.63	\$ 487,331.25
6/15/39	\$ 4,260,000	\$ -	\$ 87,665.63	\$ -
12/15/39	\$ 4,260,000	\$ 315,000	\$ 87,665.63	\$ 490,331.25
6/15/40	\$ 3,945,000	\$ -	\$ 81,365.63	\$ -
12/15/40	\$ 3,945,000	\$ 325,000	\$ 81,365.63	\$ 487,731.25
6/15/41	\$ 3,620,000	\$ -	\$ 74,662.50	\$ -
12/15/41	\$ 3,620,000	\$ 340,000	\$ 74,662.50	\$ 489,325.00
6/15/42	\$ 3,280,000	\$ -	\$ 67,650.00	\$ -
12/15/42	\$ 3,280,000	\$ 355,000	\$ 67,650.00	\$ 490,300.00
6/15/43	\$ 2,925,000	\$ -	\$ 60,328.13	\$ -
12/15/43	\$ 2,925,000	\$ 370,000	\$ 60,328.13	\$ 490,656.25
6/15/44	\$ 2,555,000	\$ -	\$ 52,696.88	\$ -
12/15/44	\$ 2,555,000	\$ 385,000	\$ 52,696.88	\$ 490,393.75
6/15/45	\$ 2,170,000	\$ -	\$ 44,756.25	\$ -
12/15/45	\$ 2,170,000	\$ 400,000	\$ 44,756.25	\$ 489,512.50
6/15/46	\$ 1,770,000	\$ -	\$ 36,506.25	\$ -
12/15/46	\$ 1,770,000	\$ 415,000	\$ 36,506.25	\$ 488,012.50
6/15/47	\$ 1,355,000	\$ -	\$ 27,946.88	\$ -
12/15/47	\$ 1,355,000	\$ 435,000	\$ 27,946.88	\$ 490,893.75
6/15/48	\$ 920,000	\$ -	\$ 18,975.00	\$ -
12/15/48	\$ 920,000	\$ 450,000	\$ 18,975.00	\$ 487,950.00
6/15/49	\$ 470,000	\$ -	\$ 9,693.75	\$ -
12/15/49	\$ 470,000	\$ 470,000	\$ 9,693.75	\$ 489,387.50
Totals		\$ 8,445,000	\$ 6,240,765	\$ 14,685,765.10

SECTION VI

SECTION C

SECTION 1



**Storey Creek
Community Development District**

**Unaudited Financial Reporting
September 30, 2020**



TABLE OF CONTENTS

1	<u>BALANCE SHEET</u>
2	<u>GENERAL FUND INCOME STATEMENT</u>
3	<u>DEBT SERVICE FUND SERIES 2019</u>
4	<u>CAPITAL PROJECTS FUND SERIES 2019</u>
5	<u>MONTH TO MONTH</u>
6	<u>DEVELOPER CONTRIBUTION SCHEDULE</u>
7	<u>LONG TERM DEBT SUMMARY</u>
8	<u>FY20 ASSESSMENT RECEIPT SCHEDULE</u>
9	<u>CONSTRUCTION SCHEDULE SERIES 2019</u>

STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
September 30, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2020
ASSETS:				
CASH	\$1,917	---	---	\$1,917
DUE FROM DEVELOPER SERIES 2019	\$23,155	---	---	\$23,155
RESERVE	---	\$245,666	---	\$245,666
REVENUE	---	\$0	---	\$0
INTEREST	---	\$6,564	---	\$6,564
COST OF ISSUANCE	---	---	\$9	\$9
TOTAL ASSETS	\$25,073	\$252,230	\$9	\$277,311
LIABILITIES:				
ACCOUNTS PAYABLE	\$16,895	---	---	\$16,895
DUE TO OTHER	\$740	---	---	\$740
FUND EQUITY:				
FUND BALANCES:				
UNASSIGNED	\$7,438	---	---	\$7,438
RESTRICTED FOR DEBT SERVICE 2019	---	\$252,230	---	\$252,230
RESTRICTED FOR CAPITAL PROJECTS 2019	---	---	\$9	\$9
TOTAL LIABILITIES & FUND EQUITY	\$25,073	\$252,230	\$9	\$277,311

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$87,800	\$87,800	\$112,153	\$24,353
TOTAL REVENUES	\$87,800	\$87,800	\$112,153	\$24,353
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$0	\$0	\$400	(\$400)
FICA EXPENSE	\$0	\$0	\$31	(\$31)
ENGINEERING	\$12,000	\$12,000	\$2,294	\$9,706
ATTORNEY	\$25,000	\$25,000	\$11,784	\$13,216
DISSEMINATION	\$0	\$0	\$2,625	(\$2,625)
MANAGEMENT FEES	\$35,000	\$35,000	\$35,000	(\$0)
INFORMATION TECHNOLOGY	\$1,200	\$1,200	\$1,200	\$0
TELEPHONE	\$300	\$300	\$7	\$293
POSTAGE	\$1,000	\$1,000	\$116	\$884
INSURANCE	\$5,500	\$5,500	\$5,000	\$500
PRINTING & BINDING	\$1,000	\$1,000	\$377	\$623
LEGAL ADVERTISING	\$5,000	\$5,000	\$4,742	\$258
OTHER CURRENT CHARGES	\$1,000	\$1,000	\$198	\$802
OFFICE SUPPLIES	\$625	\$625	\$29	\$596
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
ELECTRIC	\$0	\$0	\$526	(\$526)
STREETLIGHTS	\$0	\$0	\$26,716	(\$26,716)
WATER & SEWER	\$0	\$0	\$2,744	(\$2,744)
LANDSCAPE MAINTENANCE	\$0	\$0	\$9,956	(\$9,956)
LAKE MAINTENANCE	\$0	\$0	\$3,935	(\$3,935)
IRRIGATION REPAIRS	\$0	\$0	\$285	(\$285)
REPAIRS & MAINTENANCE	\$0	\$0	\$4,030	(\$4,030)
TOTAL EXPENDITURES	\$87,800	\$87,800	\$112,168	(\$24,368)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$15)	
FUND BALANCE - Beginning	\$0		\$7,453	
FUND BALANCE - Ending	\$0		\$7,438	

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE

Series 2019

Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
<u>REVENUES:</u>				
ASSESSMENTS - DIRECT BILLED	\$0	\$0	\$163,990	\$163,990
BOND PROCEEDS	\$0	\$0	\$245,666	\$245,666
INTEREST	\$0	\$0	\$93	\$93
TRANSFER IN	\$0	\$0	\$6,471	(\$6,471)
TOTAL REVENUES	\$0	\$0	\$416,220	\$403,277
<u>EXPENDITURES:</u>				
INTEREST - 6/15	\$0	\$0	\$163,990	(\$163,990)
TOTAL EXPENDITURES	\$0	\$0	\$163,990	(\$163,990)
EXCESS REVENUES (EXPENDITURES)	\$0		\$252,230	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$252,230	

STOREY CREEK

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS

Series 2019

Statement of Revenues & Expenditures

For The Period Ending September 30, 2020

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/20	ACTUAL THRU 9/30/20	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$0	\$0	\$8,199,334	\$8,199,334
INTEREST	\$0	\$0	\$1,412	\$1,412
TOTAL REVENUES	\$0	\$0	\$8,200,747	\$8,200,747
<u>EXPENDITURES:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$7,778,775	(\$7,778,775)
CAPITAL OUTLAY - COST OF ISSUANCE	\$0	\$0	\$415,491	(\$415,491)
TRANSFER OUT	\$0	\$0	\$6,471	\$6,471
TOTAL EXPENDITURES	\$0	\$0	\$8,200,738	(\$8,187,795)
EXCESS REVENUES (EXPENDITURES)	\$0		\$9	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$9	

STOREY CREEK
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
DEVELOPER CONTRIBUTIONS	\$8,494	\$6,412	\$4,823	\$8,058	\$13,127	\$6,977	\$5,252	\$7,261	\$7,876	\$10,251	\$10,468	\$23,155	\$112,153
TOTAL REVENUES	\$8,494	\$6,412	\$4,823	\$8,058	\$13,127	\$6,977	\$5,252	\$7,261	\$7,876	\$10,251	\$10,468	\$23,155	\$112,153
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400	\$400
FICA EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31	\$31
ENGINEERING	\$1,009	\$0	\$386	\$0	\$0	\$300	\$300	\$0	\$400	\$0	\$200	\$0	\$2,294
ATTORNEY	\$2,296	\$1,362	\$1,269	\$992	\$956	\$0	\$2,068	\$1,768	\$0	\$316	\$480	\$879	\$11,784
DISSEMINATION	\$0	\$0	\$0	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$2,625
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$35,000
INFORMATION TECHNOLOGY	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$1,200
TELEPHONE	\$7	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7
POSTAGE	\$20	\$3	\$30	\$14	\$5	\$8	\$3	\$24	\$1	\$4	\$2	\$3	\$116
INSURANCE	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
PRINTING & BINDING	\$49	\$78	\$124	\$12	\$3	\$30	\$2	\$2	\$28	\$9	\$40	\$0	\$377
LEGAL ADVERTISING	\$226	\$0	\$0	\$0	\$0	\$0	\$354	\$0	\$0	\$3,413	\$0	\$949	\$4,742
OTHER CURRENT CHARGES	\$183	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15	\$0	\$0	\$0	\$198
OFFICE SUPPLIES	\$1	\$10	\$5	\$1	\$0	\$0	\$0	\$1	\$0	\$0	\$5	\$5	\$29
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
ELECTRIC	\$0	\$0	\$44	\$29	\$354	\$13	\$14	\$14	\$14	\$15	\$15	\$15	\$526
STREETLIGHTS	\$452	\$445	\$1,944	\$5,751	\$1,928	\$1,925	\$1,802	\$1,831	\$2,573	\$2,612	\$2,633	\$2,819	\$26,716
WATER & SEWER	\$0	\$0	\$0	\$0	\$0	\$165	\$1,645	\$272	\$25	\$357	\$184	\$96	\$2,744
LANDSCAPE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,319	\$3,319	\$9,956
LAKE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,150	\$595	\$595	\$595	\$3,935
IRRIGATION REPAIRS	\$0	\$0	\$285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285
REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$4,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,030
TOTAL EXPENDITURES	\$12,432	\$4,914	\$7,104	\$9,508	\$10,585	\$5,450	\$9,496	\$7,230	\$8,514	\$13,747	\$10,780	\$12,417	\$112,168
EXCESS REVENUES (EXPENDITURES)	(\$3,939)	\$1,497	(\$2,281)	(\$1,450)	\$2,543	\$1,526	(\$4,244)	\$41	(\$638)	(\$3,496)	(\$312)	\$10,738	(\$15)

STOREY CREEK

Community Development District

Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (19)	General Fund Portion (20)	General Fund Portion (21)	Due from Capital	Over and (short) Balance Due
1	6/25/19	9/9/19	\$ 13,650.00	\$ 13,650.00	\$ 13,650.00	\$ -	\$ -	\$ -	\$ -
2	8/30/19	11/18/19	\$ 10,925.04	\$ 10,925.04	\$ 10,925.04	\$ -	\$ -	\$ -	\$ -
3	9/25/19	11/12/19	\$ 10,561.37	\$ 10,561.37	\$ 4,821.37	\$ 5,000.00	\$ 740.00	\$ -	\$ -
1	10/25/19	11/18/19	\$ 4,977.26	\$ 4,977.26	\$ 1,483.43	\$ 3,493.83	\$ -	\$ -	\$ -
2	11/25/19	1/6/20	\$ 13,523.83	\$ 13,523.83	\$ 7,112.08	\$ 6,411.75	\$ -	\$ -	\$ -
3	12/14/19	1/6/20	\$ 4,822.84	\$ 4,822.84	\$ -	\$ 4,822.84	\$ -	\$ -	\$ -
4	1/27/20	2/10/20	\$ 8,057.72	\$ 8,057.72	\$ -	\$ 8,057.72	\$ -	\$ -	\$ -
5	2/10/20	3/12/20	\$ 9,097.27	\$ 9,097.27	\$ -	\$ 9,097.27	\$ -	\$ -	\$ -
6	2/14/20	5/13/20	\$ 4,030.15	\$ 4,030.15	\$ -	\$ 4,030.15	\$ -	\$ -	\$ -
7	3/24/20	4/7/20	\$ 6,976.53	\$ 6,976.53	\$ -	\$ 6,976.53	\$ -	\$ -	\$ -
8	4/22/20	7/9/20	\$ 5,251.86	\$ 5,251.86	\$ -	\$ 5,251.86	\$ -	\$ -	\$ -
9	5/14/20	6/19/20	\$ 7,260.91	\$ 7,260.91	\$ -	\$ 7,260.91	\$ -	\$ -	\$ -
10	6/10/20	7/9/20	\$ 7,875.65	\$ 7,875.65	\$ -	\$ 7,875.65	\$ -	\$ -	\$ -
11	7/24/20	8/24/20	\$ 11,251.13	\$ 11,251.13	\$ -	\$ 10,251.13	\$ -	\$ 1,000.00	\$ -
12	8/19/20	9/21/20	\$ 10,467.78	\$ 10,467.78	\$ -	\$ 10,467.78	\$ -	\$ -	\$ -
13	9/3/20	10/5/20	\$ 16,195.45	\$ 16,195.45	\$ -	\$ 10,944.45	\$ 5,251.00	\$ -	\$ -
14	9/21/20	10/26/20	\$ 6,379.35	\$ 6,379.35	\$ -	\$ 6,379.35	\$ -	\$ -	\$ -
15	10/19/20		\$ 4,952.67	\$ 4,952.67	\$ -	\$ 4,952.67	\$ -	\$ -	\$ 4,952.67
16	10/26/20		\$ 879.00	\$ 879.00	\$ -	\$ 879.00	\$ -	\$ -	\$ 879.00
Due from Developer				\$ 151,304.14	\$ 37,991.92	\$ 112,152.89	\$ 5,251.00	\$ 1,740.00	\$ 5,831.67
Total Developer Contributions FY20				\$ 112,152.89					

**STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT
LONG TERM DEBT REPORT**

SERIES 2019, SPECIAL ASSESSMENT BONDS (ASSESSMENT AREA ONE PROJECT)	
INTEREST RATES:	3.125%, 3.625%, 4.000%, 4.125%
MATURITY DATE:	12/15/2049
RESERVE FUND DEFINITION	50% OF MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$245,666
RESERVE FUND BALANCE	\$245,666
BONDS OUTSTANDING - 12/16/19	\$8,445,000
CURRENT BONDS OUTSTANDING	\$8,445,000

**STOREY CREEK
COMMUNITY DEVELOPMENT DISTRICT**

DIRECT BILLED ASSESSMENTS - FY2020

LENNAR HOMES, LLC

\$488,896.35

\$488,896.35

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	SERIES 2019
5/8/20	5/15/20	1424144	\$ 163,990.10	\$ 163,990.10	\$ 163,990.10
	11/15/20		\$ 324,906.25	\$ -	\$ -
			\$ 488,896.35	\$ 163,990.10	\$ 163,990.10

STOREY CREEK
Community Development District
Special Assessment Bonds, Series 2019

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2020				
1/7/20	1	LENNAR HOMES LLC	REIMBURSEMENT #1 - WOODLAND PARK PHASE 1	\$ 4,457,818.70
3/2/20	2	BOYD CIVIL ENGINEERING	INVS #02509 & 02543 - PREP REIMBURSEMENT #1	\$ 2,035.00
2/27/20	3	LENNAR HOMES LLC	REIMBURSEMENT #2 - WOODLAND PARK PHASE 1	\$ 2,600,582.31
5/15/20	4	BOYD CIVIL ENGINEERING	INV #02593 - PREP REIMBURSEMENT #3	\$ 1,850.00
5/15/20	5	BOYD CIVIL ENGINEERING	INV #02626 - PREP REIMBURSEMENT #3	\$ 2,000.00
5/19/20	6	LENNAR HOMES LLC	REIMBURSEMENT #3 - WOODLAND PARK PHASE 1	\$ 714,289.27
5/19/20	7	BOYD CIVIL ENGINEERING	INV #02653 - REVIEW PHASE 1 & 2A - FINAL TURNOVER	\$ 200.00
TOTAL				\$ 7,778,775.28
Fiscal Year 2020				
1/2/20		INTEREST		\$ 511.38
1/3/20		TRANSFER IN	TRANSFERRED FROM RESERVE	\$ 16.15
2/3/20		INTEREST		\$ 531.42
2/4/20		TRANSFER IN	TRANSFERRED FROM RESERVE	\$ 31.21
3/2/20		INTEREST		\$ 322.64
3/3/20		TRANSFER IN	TRANSFERRED FROM RESERVE	\$ 25.84
4/1/20		INTEREST		\$ 33.99
4/2/20		TRANSFER IN	TRANSFERRED FROM RESERVE	\$ 11.65
5/1/20		INTEREST		\$ 5.87
5/4/20		TRANSFER IN	TRANSFERRED FROM RESERVE	\$ 2.01
6/1/20		INTEREST		\$ 3.52
6/2/20		TRANSFER IN	TRANSFERRED FROM RESERVE	\$ 2.08
7/2/20		TRANSFER IN	TRANSFERRED FROM RESERVE	\$ 1.21
8/4/20		TRANSFER IN	TRANSFERRED FROM RESERVE	\$ 1.14
9/1/20		TRANSFER IN	TRANSFERRED FROM RESERVE	\$ 1.04
TOTAL				\$ 1,501.15
Acquisition/Construction Fund at 12/16/19				\$ 7,777,283.12
Interest Earned thru 9/30/20				\$ 1,501.15
Requisitions Paid thru 9/30/20				\$ (7,778,775.28)
Remaining Acquisition/Construction Fund				\$ 8.99

SECTION 2

Storey Creek

Community Development District

FY20 Funding Request #15
October 19, 2020

Payee		General Fund FY2020
1 Applied Aquatic Management, Inc. Inv# 188925 - Aquatic Management Services - September 2020	\$	595.00
2 Kissimmee Utility Authority Inv# 002380417-123469510 - Streetlight Services - September 2020 Inv# 002380417-123479770 - Electric Services - September 2020	\$ \$	2,819.05 14.53
3 Orlando Sentinel Inv# 25920283000 - Notice of RFP for Auding Services - September 2020 Inv# 25920283000 - Notice of FY2021 Meeting Dates - September 2020 Inv# 25920283000 - Notice of Audit Committee Meeting - September 2020	\$ \$ \$	230.00 282.50 436.26
4 Latham, Luna, Eden & Beaudine, LLP Inv# 93996 - General Counsel - August 2020	\$	479.50
5 Toho Water Authority Inv# 002659896-033228349 - Reclaim Charges - September 2020	\$	95.83
	\$	4,952.67
Total:		\$ 4,952.67

Please make check payable to:

Storey Creek Community Development District
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Applied Aquatic Management, Inc.

P.O. Box 1469

Eagle Lake, FL 33839-1469

Invoice

Date	Invoice #
9/30/2020	188925

Bill To
Storey Creek CDD c/o GMS Central Florida 1408 Hamlin Ave Unit E St Cloud, FL 34771

#12 hd
Sep 20
320-576-447

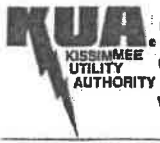
P.O. No.	Terms	Project
	Net 30	Storey Creek CDD

Description	Qty	Rate	Amount
<u>Aquatic Plant Management Service</u> Monthly Service Large stormwater pond associated with Storey Creek CDD		595.00	595.00
Total			\$595.00

@ Pond Maint

RECEIVED
OCT 02 2020
BY:

Phone #	Fax #
863-533-8882 or 8...	863-534-3322



Customer Service: 407-933-9800
 Outage Reporting: 407-933-9898
 www.kua.com

Customer ID - Account ID: 002380417-123469510
 Customer Name: STOREY CREEK COMMUNITY DEVELOPMENT
 Service Address: 44991 STOREY CREEK BOULEVARD VL
 Bill Date: 10/01/20
 Next Scheduled Read Date:

BILL SUMMARY

Previous Balance	-	Payments	+	Adjustments	+	Current Charges	=	Balance Due
\$2,633.15		\$2,633.15		\$110.71		\$2,708.34		\$2,819.05

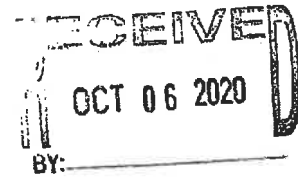
CURRENT CHARGES

KUA ELECTRIC SERVICE	\$2,177.12
Outdoor Lighting Charge	\$2,505.60
Fuel Adjustment	-\$328.48
CITY/COUNTY TAXES & TRANSFER FEE	\$531.22
TOTAL CURRENT CHARGES	\$2,708.34

#G
720596.431

ADJUSTMENTS	\$110.71
Late Payment Charge	\$110.71

0/001 393231/3794297 0002458 1 I=1000000000



MESSAGE from KUA

WE'RE HERE FOR YOU

We know this is a difficult time and we will get through this TOGETHER! We're here to help. We offer payment plans and referrals to financial assistance. Call us at 407-933-9800 or chat with us at kua.com.



Detach this portion and return with your payment.



PO Box 423219
 Kissimmee, FL 34742-3219

Customer Account	Past Due Pay Now	Due Date	Amount Due
002380417-123469510	\$0.00	10/19/20	\$2,819.05

00002458 I=100000
 2458 1 AB 0.416



STOREY CREEK COMMUNITY DEVELOPMENT
 C/O GOVERNMENTAL MANAGEMENT SERVICES-CF
 1408 HAMLIN AVE UNIT E
 SAINT CLOUD FL 34771-8588



0022712890

Kissimmee Utility Authority
 PO Box 850001
 Orlando, FL 32885-0096

0023804171234695100002819050002933132020101960



Customer Service: 407-933-9800
 Outage Reporting: 407-933-9898
 www.kua.com

Customer ID - Account ID: 002380417-123479770
 Customer Name: STOREY CREEK COMMUNITY DEVELOPMENT
 Service Address: 44981 STOREY CREEK BOULEVARD MONUMENT/IRR
 Bill Date: 10/01/20
 Next Scheduled Read Date: 10/22/20

BILL SUMMARY

Previous Balance	-	Payments	+	Current Charges	=	Balance Due
\$14.71		\$14.71		\$14.53		\$14.53

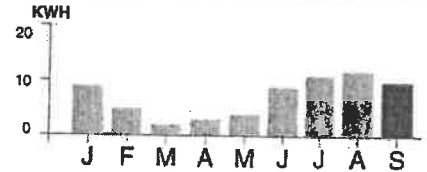
CURRENT CHARGES

KUA ELECTRIC SERVICE	\$12.07
Electric	\$1.34
Fuel Adjustment	-\$0.35
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$2.46
TOTAL CURRENT CHARGES	\$14.53

USAGE DETAILS

Electric - Commercial
 Daily Avg. - 0.33 kWh/Day
 Daily Avg. Cost - \$0.40

#9
 020-578-43



METER DATA

Meter #:	0153576745
Current:	83 on 09/24/20
Previous:	73 on 08/25/20
Total Usage:	10 kWh
Days Of Service:	30

0/001 993231/3734297 0000000 1 I=10000000000

MESSAGE from KUA

WE'RE HERE FOR YOU

We know this is a difficult time and we will get through this TOGETHER! We're here to help. We offer payment plans and referrals to financial assistance. Call us at 407-933-9800 or chat with us at kua.com.



Detach this portion and return with your payment.



PO Box 423219
 Kissimmee, FL 34742-3219

Customer Account	Past Due Pay Now	Due Date	Amount Due
002380417-123479770	\$0.00	10/19/20	\$14.53

000002458

I=100000



STOREY CREEK COMMUNITY DEVELOPMENT
 C/O GOVERNMENTAL MANAGEMENT SERVICES-CF
 1408 HAMLIN AVE UNIT E
 SAINT CLOUD FL 34771-8588



0022713141

Kissimmee Utility Authority
 PO Box 850001
 Orlando, FL 32885-0096

0023804171234797700000014530000015142020101940

Invoice & Summary

Billed Account Name: Storey Creek Cdd
Billed Account Number: CU80053519
Invoice Number: 025920283000
Amount: \$948.76
Billing Period: 09/01/20 - 09/30/20
Due Date: 10/30/20



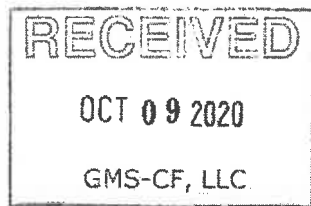
INVOICE/SUMMARY

Page 1 of 4

Invoice & Summary Details

Date	Tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
		Balance Forward				3,213.34
09/05/20		Payment Received :Ref# 72547579NEMPUU8R			-447.51	
09/11/20		Payment Received :Ref# 48			-3,213.34	
Current Activity						
09/07/20	OSC25920283	PO# SCK_091420_ZoomBOS Classified Listings, Online SCK_091420_ZoomBOS 6760068				447.51

Apply CR 1



Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
948.76	0.00	0.00	0.00	0.00	0.00



Please detach and return this portion with your payment.

Remittance Section

Billed Period: 09/01/20 - 09/30/20
Billed Account Name: Storey Creek Cdd
Billed Account Number: CU80053519
Invoice Number: 025920283000

Return Service Requested

7418001800 PRESORT 1800 1 MB 0.438 P1C9
STOREY CREEK CDD
219 E. LIVINGSTON STREET STE 320
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification, please contact Customer Care:

Orlando Sentinel
PO Box 100608
Atlanta, GA 30384-0608



Invoice & Summary Details



Date	Tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
✓ 09/15/20 <i>g</i>	OSC25920283	PO# Stacie Vanderbilt Classified Listings, Online NOTICE 9/15/2020 6766190				230.00
✓ 09/23/20 <i>g</i>	OSC25920283	Classified Listings, Online Fiscal Year 2021 6772478				282.50
✓ 09/28/20 <i>g</i>	OSC25920283	PO# Stacie Vanderbilt Classified Listings, Online NOTICE 9/28/2020 6776729				436.26
Total Current Advertising						1,396.27

Total: \$948.76

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:
Storey Creek CDD - CU80053519
219 E. Livingston Street
Orlando, FL, 32801-2435

Bill To:
Storey Creek CDD - CU80053519
219 E. Livingston Street
Orlando, FL, 32801-2435

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared Charlie Welenc, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11200-Misc. Legal, REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES was published in said newspaper in the issues of SEP 15, 2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Charlie Welenc

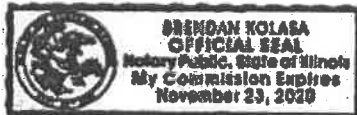
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 17 day of September, 2020,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

6766190

Orlando Sentinel

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Storey Creek Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Years ending September 30, 2019 & September 30, 2020 (combined), with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Osceola County and has a general administrative operating fund and a debt service fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 219 E. Livingston Street, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside "Auditing Services - Storey Creek Community Development District." Proposals must be received by Tuesday, September 29, 2020, 2:00 P.M., at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

George S. Flint
Governmental Management Services -
Central Florida, LLC
District Manager

OS676190

9/15/2020

6766190

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:

Storey Creek CDD - CU80053519
219 E. Livingston Street
Orlando, FL, 32801-2435

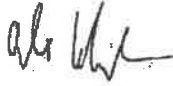
Bill To:

Storey Creek CDD - CU80053519
219 E. Livingston Street
Orlando, FL, 32801-2435

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared Charlie Welenc, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11150-Public Hearing Notice, Fiscal Year 2021 was published in said newspaper in the issues of Sep 23, 2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

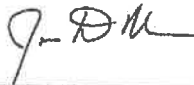


Charlie Welenc

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 24 day of September, 2020,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

6772478

Orlando Sentinel

BOARD OF SUPERVISORS MEETING DATES STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021

The Board of Supervisors of the Storey Creek Community Development District will hold its regularly scheduled public meetings for the Fiscal Year 2021 at 12:30 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Boulevard, ChampionsGate, FL 32896 on the first Monday of the month as follows, unless otherwise indicated, as follows:

October 5, 2020
November 2, 2020
December 7, 2020
January 4, 2021
February 1, 2021
March 1, 2021
April 5, 2021
May 3, 2021
June 7, 2021
August 2, 2021
Exception: September 13, 2021

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephones. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management Services -
Central Florida, LLC
District Manager

OS672478
6772478

9/23/2020

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:
Storey Creek CDD - CU80053519
219 E. Livingston Street
Orlando, FL, 32801-2435

Bill To:
Storey Creek CDD - CU80053519
219 E. Livingston Street
Orlando, FL, 32801-2435

State Of Illinois
County Of Cook

Before the undersigned authority personally appeared Jeremy Gates, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11200-Misc. Legal, Monday, October 5, 2020 at 12:30 PM was published in said newspaper in the issues of Sep 28, 2020.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

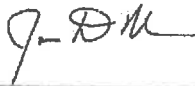


Jeremy Gates

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 1 day of October, 2020,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

Orlando Sentinel

STOREY CREEK COMMUNITY DEVELOPMENT DISTRICT PUBLIC MEETING HELD DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19

Notice is hereby given that the Board of Supervisors ("Board") of the Storey Creek Community Development District ("District") will hold a meeting of the Board of Supervisors on Monday, October 5, 2020 at 12:30 P.M. ("Meeting") to be conducted by the following means of communications media technology: Zoom Video Communications (URL: zoom.us) pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, (as extended by Executive Orders 20-112, 20-129, 20-139, 20-150, 20-179 and 20-193), as such orders may be extended, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The Meeting is being held for the necessary public purpose of selecting an auditor. The Board is also authorized to consider any business that may properly come before it during the Board Meeting. Immediately preceding the Board of Supervisors meeting will be a meeting of the Audit Committee of the Storey Creek Community Development District.

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so via computer at <https://zoom.us/j/92063044623> or telephonically at (646) 876-9923/Meeting ID: 920 6304 4623. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at 407-841-5524 to facilitate the Board's consideration of such questions and comments during the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, c/o GMS-CF, 219 E. Livingston Street, Orlando, Florida 32801; or please call 407-841-5524 (URL: govmgt.svc.com) ("District Manager's Office") during normal business hours. In the event the aforementioned Executive Orders are rescinded or expired, the District may cancel any scheduled virtual/telephonic meetings or if feasible it may revert to having the meeting at the same date and time at the physical location previously noticed at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896. The District will provide updates on its website, <http://storeycreekcdd.com> of any such changes as soon as possible.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone or other communications media technology.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight

Orlando Sentinel

(48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management Services -
Central Florida, LLC
District Manager

OS&T6729

9/29/00

6776729

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

RECEIVED
SEP 25 2020
BY: _____

September 23, 2020

Storey Creek CDD
c/o Governmental Management Services -CFL, LLC
219 E. Livingston Street
Orlando, FL 32801

INVOICE

Matter ID: 7595-001
General

Invoice # 93996
Federal ID # 59-3366512

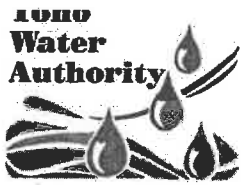
For Professional Services Rendered:

08/03/2020	JAC	Prep KET for board meeting	0.20 hr	\$71.00
08/05/2020	KET	Review of proposals discussed at last Board of Supervisors meeting. Telephone discussion with Alan Scheerer of GMS regarding Frank Polly Sod, Inc. proposals and Agreement with CDD. Email correspondence regarding summary of Board of Supervisors meeting and items needed.	1.10 hr	\$269.50
08/27/2020	jms	Draft for attorney review Frank Polly Landcape Agreement, compile exhibits	1.20 hr	\$90.00
08/27/2020	KET	Preparation of Agreement with Frank Polly Sod, Inc.	0.20 hr	\$49.00
			Total Professional Services:	\$479.50

INVOICE SUMMARY

For Professional Services:	2.70 Hours	\$479.50
New Charges this Invoice:		<u>\$479.50</u>
Previous Balance:		\$2,083.70
Less Payment and Credits Received:		\$1,768.20
Outstanding Balance:		\$315.50
Plus New Charges this Invoice:		\$479.50
Total Due:		<u>\$795.00</u>

Billed Through: August 31, 2020



Toho Water Authority
 P.O. Box 30527
 Tampa, Florida 33630-3527
 www.tohowater.com

Bringing you life's most precious resource

Customer Service: (8am - 5pm) 407-944-5000

STOREY CREEK CDD

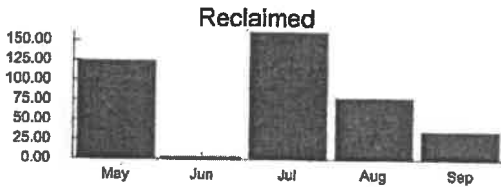
Service Address:
 4400 STOREY CREEK BOULEVARD ODD

Account Number: 002659896-03322834
 Past Due Amount: \$0.00
 Current Charges: \$95.80
 Total Amount Due: \$95.80

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
19002257	31	08/15/2020	667	09/15/2020	704	37

Previous Balance	\$183.61
Payment(s) Received	\$-183.61
Balance Forward	\$0.00
Current Transaction(s)	
Reclaimed Base Charge	\$18.50
Reclaimed Usage	\$77.33
Current Transaction Total	\$95.83
 Total Amount Due	 \$95.83

RECEIVED
 SEP 30 2020
 BY: _____



Please return this portion with your payment – Do not send cash through the mail



Toho Water Authority
 P.O. Box 30527
 Tampa, Florida 33630-3527
 www.tohowater.com

Bringing you life's most precious resource

Past due balances are subject to immediate interruption of service

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 10/16/20	Late Charge after 10/16/20	
002659896-033228349	\$0.00	\$95.83	\$5.00	\$95.83

Please Remit to

Toho Water Authority
 P. O. Box 30527
 Tampa, Florida 33630-3527



STOREY CREEK CDD
 1408 HAMLIN AVE UNIT E
 SAINT CLOUD, FL 34771-8588

0026598960332283490000095835



Storey Creek

Community Development District

FY20 Funding Request #16
October 26, 2020

Payee	General Fund FY2020
1 Latham, Luna, Eden & Beaudine, LLP Inv#94308 - General Counsel - September 2020	\$ 879.00
	\$ 879.00
	Total: \$ 879.00

Please make check payable to:

Storey Creek Community Development District
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

LATHAM, LUNA, EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

111 N. MAGNOLIA AVE, STE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801

October 22, 2020

Storey Creek CDD
c/o Governmental Management Services -CFL, LLC
219 E. Livingston Street
Orlando, FL 32801

INVOICE

Matter ID: 7595-001
General

2

Invoice # 94308

310 - 313 - 315

Federal ID # 59-3366512

For Professional Services Rendered:

09/09/2020	KET	Review of email correspondence from District Manager regarding upcoming Board of Supervisors meeting.	0.10 hr	\$24.50
09/09/2020	JAC	Review final Board of Supervisor meeting agenda and prep K. Trucco for meeting.	0.20 hr	\$71.00
09/10/2020	jms	Review agenda and provide notes on attorney related items; request executed items from last meeting	0.40 hr	\$30.00
09/10/2020	KET	Preparation of Landscape Maintenance Agreement with Frank Polly Sod, Inc. Email correspondence to District Manager regarding same.	1.60 hr	\$392.00
09/13/2020	KET	Review of Agenda items for upcoming Board of Supervisors meeting.	0.40 hr	\$98.00
09/14/2020	KET	Attended Board meeting via Zoom technology. Email correspondence with District Manager regarding Agreement with Applied Aquatic Management, Inc.	0.80 hr	\$196.00
09/30/2020	jms	Review agenda and provide notes on attorney related items; request from District approved and executed items from last meeting	0.40 hr	\$30.00
09/30/2020	jms	Prepare for attorney review Extension of Applied Aquatic Agreement	0.50 hr	\$37.50
			Total Professional Services:	<u>\$879.00</u>

INVOICE SUMMARY

For Professional Services:	4.40 Hours	<u>\$879.00</u>
New Charges this Invoice:		<u>\$879.00</u>
<hr style="border-top: 1px dashed black;"/>		
Previous Balance:		\$795.00
Less Payment and Credits Received:		<u>\$315.50</u>
Outstanding Balance:		\$479.50
Plus New Charges this Invoice:		<u>\$879.00</u>
Total Due:		<u>\$1,358.50</u>

Billed Through: September 30, 2020